

900 Worcester Street Committee

April 23, 2015

7 pm at the Warren Building

Attending:

Andy Wrobel, Suzy Littlefield, Deborah Carpenter, Michael Zehner, Jennie Merrill, Dave Murphy, Barbara McMahon, Mark Wolfson, David Perry, Tim Barrett and Jan Kaseta

Public Speak:

None

Minutes - April 17:

Discussion: Michael Z. Asked that the names of the firms be added to the minutes. Deborah C. also had the following addition:

Dave M. asked what made the winning firm the most desirable. Suzy L. answered that the selected firm really seemed to “get” what the Town was looking for as far as a needs assessment. Other proposals seemed to be geared towards the actual building of the pool, not what the committee was looking for in the proposal.

Motion: Deborah C. Seconded: Suzy L Vote: All in favor

Minutes – April 9:

Discussion: Jennie M. suggested replacing “best for Town’s needs” to “most advantageous”.

Dave M. commented that the minutes only went out this afternoon, so if people felt that they need more time to review them, they should feel that they can hold off on approving them.

A discussion was held regarding exactly how specific the RFP’s can be in terms of the building program. David P. stressed that since we are asking respondents to foot the cost of building, we have to expect that they are going to want to build something that is economically feasible both to build and to generate revenue.

Motion: to accept with change by Mark W.

Seconded: David P. Vote: All in favor

Minutes – April 14:

Motion: To accept by Deborah C. Seconded: David P. Vote: All in favor

RFP Scoring Matrix:

Mark W. reported that his group is continuing to work on this document. A copy was given to committee members.

Andy W. suggested separate criteria for development and operation/management of the site (instead of lumping together).

Michael Z. suggested calling them Town Responsibility for Site Development and Town Responsibility for Site Management. Jennie suggested adding Town Management of Vendors.

Regarding hours, which Dave suggested was specifically for the neighborhood impact, the group discussed if actual hours should be listed. It was suggested that Neighborhood Impact should be one category that includes: noise, hours and lighting.

Tim B. asked if a landscape buffer will be included in the RFP. Dave M. said that ZBA would address this issue.

Michael Z. asked that “bicycling” be added to Pedestrian Safety.

Andy volunteered to research fair market value regarding the lease/rental of similar properties.

Jenny stressed that she felt that the Town should, sooner rather than later, have someone appraise the property. Andy will research this issue.

Regarding “Advantages for Residents & Town Organizations”, Andy asked that in addition to “scheduling” and “time” - “hours” should be added.

Experience of the Developer – It was suggested that the number of years that a developer has run similar facilities be taken out. Further, it was suggested that “Developer” be changed to “Operator” under “Operational Awareness”.

Prep for Planning Board & Board of Selectmen Meetings:

Michael said that he will need any handouts by next Tuesday in order to get them to committee in time. Michael suggested that this meeting is basically a status update and next steps.

Upcoming Town Wide Meetings:

May 19, 7-9 pm, at Town Hall is all set.

Cannot get the weekend of May 16 & 17 due to the Wellesley Weekend. Might be able to do May 9 or Saturday of Memorial Day weekend. The group decided to try for May 9 at 10 am.

Preparing a letter to the Townsman & Swellesley Report:

Dave and Andy will take the previously written memo, expand on it and circulate to the group.

Subcommittee to Draft RFP:

Town Counsel has offered assistance. Andy will send Jennie a copy of RFI as a starting point.

Next Meeting:

Thursday, May 7, 7pm, at Warren

Motion: To adjourn by David

Seconded: By Barbara

Vote: All in favor

Meeting adjourned at 8:50 pm